CITY COUNCIL MEETING MINUTES
CITY OF SANTA MARIA, CALIFORNIA
OCTOBER 16, 2018 - CITY HALL COUNCIL CHAMBERS

CALL TO ORDER
Mayor Patino called the meeting to order at 5:00 p.m.

ROLL CALL:
MEMBERS PRESENT:
Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino

STAFF MEMBERS PRESENT:
City Manager Stilwell, City Attorney Trujillo, Director of Human Resources and Records Anderson, Consulting Negotiator Robert MacLeod, and Deputy City Clerk Cleary (for roll call only).

PUBLIC COMMENT PERIOD
There were no requests to speak.

RECESS
Mayor Patino recessed to a Closed Session at 5:01 p.m. for a: 1) Conference with Labor Negotiators pursuant to Section 54957.6 of the Government Code. Agency representatives: City Manager Jason Stilwell, Director of Human Resources & Records Jayne Anderson, and Consulting Negotiator Robert MacLeod. Employee Organizations: Santa Maria City Fire Fighters' Union Local 2020 (Local 2020), Service Employees' International Union Local 620 (SEIU), and Santa Maria Police Officers' Association (SMPOA); and 2) Conference with Legal Counsel - Anticipated Litigation with significant exposure to litigation pursuant to Section 54956.9(d)(2) of the Government Code - one potential case.

INVOCATION
Fire Chief Champion gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG
Councilmember Cordero led the Pledge of Allegiance.

CALL TO ORDER
Mayor Patino reconvened the meeting and called the meeting to order at 5:37 p.m.

ROLL CALL:
MEMBERS PRESENT:
Mayor Patino, Councilmember Boysen, Councilmember Cordero, Councilmember Moats, and Councilmember Waterfield.

STAFF MEMBERS PRESENT:
City Manager Stilwell, City Attorney Trujillo, Director of Human Resources and Records Anderson, Fire Chief Champion, Commander Dunn, City Librarian Housel, Director of Public Works/City Engineer Kahn, Director of Community Development Ng, Director of Recreation and Parks Posada, Assistant City Attorney Sinco, Director of Utilities Springer, Assistant City Manager Wiemiller, and Deputy City Clerk Cleary.

CLOSED SESSION REPORT
City Attorney Trujillo announced that there was no reportable action associated with Closed Session Items 1 or 2.

1 PROCLAMATIONS/PRESENTATIONS

A. Councilmember Moats presented a Proclamation recognizing the week of October 23-30, 2018, as "Red Ribbon Week" in the City of Santa Maria, and encouraging all residents and businesses to support and participate in alcohol and drug prevention activities to celebrate this year's theme, "Life Is Your Journey. Travel Drug Free."

Stephen Thompson and Melissa Broughton with the Council on Alcoholism & Drug Abuse accepted the Proclamation.

2 PUBLIC COMMENT PERIOD
Mark Rademaker expressed concern about the cost of public schools.

Sara Macdonald announced she was attending as an observer on behalf of the League of Women Voters.

Cheryl Ausan expressed concern that the City's H-2A housing issue was not being solved quickly enough.

Felipe Mendoza thanked City staff for their attention to the H-2A housing issue on Via Carro, and said he hoped things would continue to get better in the neighborhood.

Ernest Armenta and Victoria Vega shared their views on Santa Maria.

3 CONSENT CALENDAR

Councilmember Waterfield pulled Item 3F (Betteravia Road Improvements) for clarification.

Director of Public Works Kahn explained that the southbound off-ramp at Betteravia was being revised to add a right turn lane, improve visibility for those exiting southbound Highway 101, improve the northbound on-ramp access by extending the turn lanes onto Highway 101, and improve the turn pocket at Betteravia and Bradley. The work should be finished mid-year 2019.

Consent Calendar Items 3A-3G were approved as presented, including the adoption of Resolution Nos. 2018-118, 2018-119, and 2018-120.
Moved by Councilmember Boysen, seconded by Councilmember Cordero.
Motion carried unanimously. 5-0.

A. Waive the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Agenda will be adopted by the same vote cast at the first meeting, unless City Council indicates otherwise.

Action: Waived full readings.

B. Approve the Minutes of the regular City Council Meeting of October 2, 2018.

Action: Minutes were approved as submitted.

C. Payment of Warrants. Ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance.

Action: Ratified.

D. Payment of Payroll. Ordered ratified subject to having been certified by the proper Department Directors, as shown on records on file in the Department of Finance, and having been approved for payment by the Director of Finance.

Action: Ratified.

E. Adopt a Resolution approving the agreement with the County of Santa Barbara for operation of a Countywide Free Library System for fiscal year 2018-19.

Action: Adopted as Resolution No. 2018-118.

F. Adopt a Resolution awarding Bid No. 2018/08, Southbound Off-ramp and Betteravia Road Improvements at Hwy. 101 Interchange to Granite Construction Company in the amount of $739,113.

Action: Adopted as Resolution No. 2018-119.

G. Adopt a Resolution approving an agreement between the City of Santa Maria and Union Plaza Corporation for the transfer of property at Perlman Park.

Action: Adopted as Resolution No. 2018-120.

4 PRESENTATION

A. **BIKEWAY IMPROVEMENT PLAN.** The City Council received a presentation on the City's Bikeway Improvement Plan.

Director of Public Works Kahn gave a presentation as detailed in the written agenda report. Staff is currently working with a $300,000 Active Transportation Plan (ATP) grant from Caltrans to update the Bikeway Master Plan, to include pedestrian elements, ADA accessibility, and routes to schools. Another bikeway project being completed is the Civic Center Multi-Purpose Trail connecting College Drive to the Downtown. This route extends from Miller Road, through Simas Park, to McClelland Street. A conceptual design is being created that would place a bikeway from Bradley Road to College Drive along the old railroad right-of-way. The City has applied for a $1.5 million ATP grant which would help provide a bikeway between the levee trail and Battles Road and a north-south route between Atlantic Place and Canal Street. The County of Santa Barbara has applied for an ATP Grant to put in a levee bikeway trail from Santa Maria to Guadalupe, a portion of which may be paved.

There is also a bikeway element with the downtown streetscape plan. Off-street bikeways (to be placed on the sidewalks) have been proposed along with bike crossings at intersections in a general effort to accommodate vehicles, bikes, and pedestrians through the downtown core. Plans are to extend Depot Street from Carmen Lane to Betteravia Road, possibly with a traffic signal at

the intersection on Betteravia. In collaboration with the County of Santa Barbara, staff also hopes to create a paved multi-purpose trail connection between Waller Park and Hagerman Complex.

In response to Councilmember Waterfield's question, Public Works Director Kahn stated that there were currently 67 miles of bikeways in the City. The lanes on a sidewalk would be clearly marked as different materials were going to be used for the pedestrian trail and bike lane.

Councilmember Moats commented that some sidewalks are not very wide. He also suggested painting bicycle lanes a different color on sidewalks. He indicated that agricultural landowners were against the bike trail between Santa Maria and Guadalupe citing concerns that animals and/or pedestrians might stray off the bikeway into the fields.

Public Works Director Kahn stated that the plans for the Downtown included widening sidewalks. The addition of bikeways to sidewalks would take place only in the Downtown streetscape areas from Fesler Street to Cook Street on Broadway and from Pine Street to Miller Street on Main Street. Once approval was received from Caltrans, staff would be going back to the Community for their input to determine how the sidewalks would look.

Action: The City Council directed staff to go forward with the plan.

5 PUBLIC HEARING

A. **OFF STREET PARKING AND LOADING.** The City Council considered a City-initiated zoning text amendment of Title 12, Chapter 32 of the Municipal Code (Z2018-0002) regarding residential tandem parking and residential parking in front yards.

At its regular meeting of September 19, 2018, the Planning Commission voted 5-0 to recommend that the City Council approve Zoning Text Amendment Z2018-0002 to the Santa Maria Municipal Code.

Community Development Director Ng gave the presentation as detailed in the written agenda report. The proposed amendment would give credit for parking within the front yard setback and credit for tandem parking. Single-family homes would not be affected by the amendment, and would still require covered parking outside setback areas. The amendment was triggered by recent development proposals that warrant greater flexibility in site design. The amendment would also reduce development costs and promote infill housing.

Councilmember Boysen asked if there was a specific project that triggered the proposed amendment and commented that passing the amendment would change the aesthetics of neighborhoods. He expressed concerns that most people use their garages for storage and park outside.

Director of Community Development Ng responded that over the last couple of years several requests have come in that this amendment would have been helpful for. Currently, for multi-family projects, the requirement is one covered space and one uncovered space. Issues with storage could be mitigated by carport requirements. Two parking spaces are required for multi-family units, and there are instances in which a tenant may not actually use both spaces. The amendment would be more applicable to smaller developments closer to the Downtown area. Larger developments would most likely continue to have less issues with parking availability.

Councilmember Waterfield commented that frequently people put their garbage cans in front of their houses where the cars are supposed to park and that congestion was also becoming a problem where multiple families are moving into single-family homes.

Written Communications
None.

Public Hearing
Mayor Patino opened the public hearing at 6:19 p.m.

Joe Halsell of Halsell Builders spoke in favor of the amendment saying the existing parking code limits the number of units some lots are zoned for, and the amendment would improve the quality of the development.

Having no other requests to speak, Mayor Patino closed the public hearing at 6:25 p.m.

Action: Introduce Ordinance No. 2018-10 for first reading, and continue to the next meeting for second reading and adoption, amending Chapter 32 of Title 12 of the Santa Maria Municipal Code regarding residential parking in front yards and residential tandem parking.
Moved by Councilmember Boysen, seconded by Councilmember Cordero.
Motion carried unanimously. 5-0.

REPORT BY CITY MANAGER
City Manager Stilwell reported that the next regular City Council meeting would be November 6, 2018 (election night). Items on the agenda would include the second reading of the parking ordinance amendment from this meeting, the CDBG 2019-20 Capital Project applications review, a request for a reduction of subdivision in-lieu fees for a Towbes Group project, and the First Quarter Financial Report.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS)
Councilmember Boysen had no AB1234 reportable items.

Councilmember Waterfield commented that she received a request from the neighborhood near Jim May Park asking for the City to increase landscape maintenance in the park. She reported that she attended the Minerva Club Opening Day Ceremony; a Santa Maria Valley Republicans event; the Central Coast Airfest dinner; the La Verne Advisory Dedication with Allan Hancock College; the Transportation Committee meeting; a LAFCO meeting; and a League of Women Voters forum.

Councilmember Moats reported he attended the League of Women Voters forum; a dinner for Operation Surf; and the Mayors' Ball.

Councilmember Cordero reported he attended the United Way Investment Meeting; the Central Coast Airfest dinner; and the La Verne Advisory Dedication with Allan Hancock College.

Mayor Patino reported she attended the Minerva Club Opening Day Ceremony; the Central Coast Airfest dinner; the La Verne Advisory Dedication with Allan Hancock College; the Transportation Committee meeting; the North County Subregional meeting; a Santa Maria Police Council event; the League of Women Voters forum; and the Fire Prevention Week Open House.

ADJOURNMENT
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 6:37 p.m.

Approved at a regular meeting on November 6, 2018.

M. Beth Cleary
Deputy City Clerk and ex officio Clerk
of the City Council

Attest:

M. Beth Cleary
Deputy City Clerk

Alice M. Patino
Mayor of the City of Santa Maria